

An
Bord
Pleanála

Application Form for Permission / Approval in respect of a Strategic Infrastructure Development

1.

Please specify the statutory provision under which your application is being made:	S.37E
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2. **Applicant:**

Name of Applicant:	The Governors of St. Patrick's Hospital
Address:	James Street, Dublin 8
Telephone No:	[REDACTED]
Email Address (if any):	[REDACTED]

3. Where Applicant is a company (registered under the Companies Acts):

Name(s) of company director(s):	N/A
Registered Address (of company)	N/A
Company Registration No.	N/A
Telephone No.	N/A
Email Address (if any)	N/A

4. Person / Agent acting on behalf of the Applicant (if any):

Name:	Órla Casey
Address:	Tom Phillips + Associates, 80 Harcourt Street Dublin 2
Telephone No.	[REDACTED]
Mobile No. (if any)	[REDACTED]
Email address (if any)	[REDACTED]

Should all correspondence be sent to the above address? (Please tick appropriate box)

(Please note that if the answer is "No", all correspondence will be sent to the Applicant's address)

Yes: No:

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate:

██████████ ██████████

5. Person responsible for preparation of Drawings and Plans:

Name:	Des Smyth
Firm / Company:	TOT Architects
Address:	49 Mount Street Upper, Dublin, D02 FR83
Telephone No:	██████████
Mobile No:	██████████
Email Address (if any):	██████████
Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form.	
This is enclosed.	

6. Site:

Site Address / Location of the Proposed Development (as may best identify the land or structure in question)	St Edmundsbury Hospital, Lucan Road, Lucan, Co. Dublin, K78 NW63	
Ordnance Survey Map Ref No. (and the Grid Reference where available)	X,Y = 704279,735784	
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.		
Area of site to which the application relates in hectares	8.10 ha	
Site zoning in current Development Plan for the area:	High Amenity Liffey Valley (HA-LV), NCBH7 SLO2 – Masterplan to examine the potential for the future provision of mental health services and accommodation on the existing hospital campus lands.	
Existing use of the site & proposed use of the site:	Existing: Mental Health Hospital Facility Proposed: Mental Health Hospital Facility	
Name of the Planning Authority(s) in whose functional area the site is situated:	South Dublin County Council	

7. Legal Interest of Applicant in respect of the site the subject of the application:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner <input checked="" type="checkbox"/>	Occupier
	Other	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
N/A		
If you are not the legal owner, please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.		
N/A		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		
Adjoining lands identified in blue in DWG No. SPMHS - SE - DTM - DR - TOT - AR – 1000, prepared by TOT Architects.		

8. Site History:

Details regarding site history (if known):
<p>Has the site in question ever, to your knowledge, been flooded?</p> <p>Yes: [] No: [X]</p> <p>If yes, please give details e.g. year, extent:</p> <p>Are you aware of previous uses of the site e.g. dumping or quarrying?</p> <p>Yes: [] No:[X]</p> <p>If yes, please give details:</p>

Are you aware of any valid planning applications previously made in respect of this land / structure?

Yes: No:

If yes, please state planning register reference number(s) of same if known and details of applications

Reg. Ref. No:	Nature of Proposed Development	Nature of Final Decision of Application Grant of Refusal by Planning Authority / An Bord Pleanála
SD14A/0210	Replacement of existing high level water storage tank with new water storage tank room (the property is a Protected Structure).	Grant Permission 05/01/15 subject to 3 no. planning conditions.
SD11A/0056	(1) The installation of a new passenger lift serving basement, ground and first floor levels, this includes a lift lobby extension at first floor level;(2) the subdivision of a Day Area on the southern side of the building at ground floor level; (3) the installation of a rooflight over the new Day Patient Reception Area; (4) the erection of a 2.7m high steel and timber fencing with double access gates to the east end of the three storey building; (5) the erection of a 2.7m high steel fencing with polyester coated finish to southern side of single storey (1985) 50 no. bed ward building. The proposed development consists of carrying out works to a Protected Structure.	Grant Permission 07/06/11 subject to 4 no. planning conditions.
S00A/0045	Replacement of existing entrance porch and provision of new access ramp at entrance to existing single storey ward building.	Grant Permission on 04/05/02 subject to 2 no. planning conditions.
S99A/0401	Erect replica gates, piers and new walls and N4 Lucan Road and provide new boundary treatments	Refuse Permission on 13/08/99. Refusal reasons unavailable.

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development?
Yes: [] No:[X]
If yes please specify
An Bord Pleanála Reference No.: N/A

9. Description of the Proposed Development:

Brief description of nature and extent of development	<p>In accordance with section 37E of the Planning and Development Act 2000, as amended, The Governors of St. Patrick’s Hospital, care of Tom Phillips + Associates, 80 Harcourt Street, Dublin 2, gives notice of its intention to make an application to An Coimisiún Pleanála for permission for a period of 10 no. years for the development of the new mental health hospital facility and all ancillary site development, site services, utilities and landscaping works (“the proposed development”), all at the c. 8.10 Ha site, located at St Edmundsbury Hospital, Lucan Road, Lucan, Co. Dublin, K78 NW63 (Protected Structures: RPS Ref. Nos. 003, 008, 012, 013.) The cumulative area of all proposed new and refurbished buildings is c. 19,251.90 sq m. Associated site development works will include the provision of 8,524 sq m public open space facilities, including public walking and cycling facilities.</p> <p>The proposed development comprises the demolition of an existing single storey 52 no. bed psychiatric ward (c. 1,633.00 sq m), located to the south-west of St. Edmundsbury House (RPS 003), and the construction of a single storey 14 no. bedroom in-patient adolescent mental health facility (c. 1,857.10 sq m) in its place, with façade remediation where the former building connected to St. Edmundsbury House; The demolition of 1 no. storey existing shed (c. 17.90 sq m) to the north-west of St. Edmundsbury House and replacement with 1 no. ESB substation unit building (c. 23.60 sq m). The proposed development includes a new 200 no. bed adult inpatient facility ranging from one to two storeys in height and a total floor area of c. 16,283.20 sq m, with screened plant at roof level. It will be located within the existing walled garden area (RPS 012) and will incorporate the historic walls and bell tower structures (RPS 013.) The facility will be arranged as a single continuous block comprising 7 no. in-patient wards. The form of the building will create 10 no. new internal courtyards at ground floor & 2 no. terraces at first floor (c. 3696.00 sq m in total); with c. 62 lin.m of the north garden wall to be demolished and this stone reincorporated into the proposed hospital structures.</p>
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The proposed development also includes for the alteration, refurbishment and conversion of the existing structures within the historic farmyard enclosure (RPS 008), including: coach house building (c. 312.95 sq m) to provide a new consultancy suite (c. 599.50 sq m), including c. 71.5 sq m café; Alteration, conversion and refurbishment of existing barn (c. 183.65 sq m) to form a maintenance facility building and associated offices (c. 374.00 sq m); The demolition of an existing contemporary shed within the historic farm yard (c. 163.75 sq m) and construction of a new single storey energy centre building (c. 114.50 sq m), within the historic farmyard enclosure. In total, c. 210.80 sq m of structures are required to be demolished within the walled garden and farmyard enclosure areas to facilitate the proposed development.

The proposed development also includes the removal and relocation of the existing southern boundary wall to Lucan Road (c. 190 lin.m) (Regional Road Number Ref. R835) set back from the existing boundary to facilitate the future junction improvement works to the Lucan Road and Chapel Hill Junction. The junction upgrade works do not form part of this application and will be carried out by South Dublin County Council. The proposed development also comprises the demolition of the existing 2 no. Dean Clinic buildings (single storey and single storey with dormer level) at the existing entrance to the site via the Lucan Road (c. 221.15 sq m and c. 60 sq m respectively) to facilitate the construction of revised access arrangements and widening of the access to the Lucan Road.

The new mental health facility will provide adult and adolescent in-patient service rooms; Adult and adolescent day services rooms; Patient care services rooms; Patient pharmacy; Laboratories; Staff and patient canteen facilities; Consultant and hospital administration accommodation; Staff welfare facilities; Reconfigured and additional new car and cycle parking facilities (with revised total of 214 no. car parking spaces, 2 no. bus parking spaces and 160 no. secure cycle parking spaces); Signage and wayfinding.

The proposed development also includes private and secure patient gardens (9,982 sq m); Plant and associated tanks; Public lighting; All piped infrastructure and ducting and redirection works; Tree removal, including tree removal within the Proposed Liffey Valley Natural Heritage Area (pNHA - 000128); Redirection and undergrounding of existing overhead power lines from the Lucan East 38KV Substation to the existing hospital facility; Controlled access barriers; 2 no. Secure cycle parking stores total c. 107.10 sq m; EV charging facilities; 3 no. Attenuation tanks; Rainwater harvesting tanks; PVs; SUDs

	<p>including extensive green roof provision; Boundary treatments, including new boundary treatments and the repair and refurbishment of existing stone boundary walls; Waste marshalling compound storage area; Changes in level and retaining walls; Internal roads and paths, including vehicle set down areas; Site clearance works; Services provision and related ducting, piping and cabling; and all associated site development and excavation works above and below ground. Upon completion, the mental health facility will cumulatively provide 214 no. inpatient beds across the campus, including existing and proposed inpatient beds.</p> <p>An Environmental Impact Assessment Report has been prepared in respect of the proposed development and accompanies this planning application.</p>
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10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:

Class of Development:	Gross Floor Area in m²
Mental Health Hospital Facility	19182.1 sq m
Ancillary Café	71.5 sq m

11. Where the application relates to a building or buildings:

Gross floor space of any existing buildings(s) in m ²	5,314.95 sq m
Gross floor space of proposed works in m ²	19,251.90 sq m
Gross floor space of work to be retained in m ² (if appropriate)	3,172.10 sq m
Gross floor space of any demolition in m ² (if appropriate)	2,142.85 sq m

12. In the case of residential development please provide breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4 + Bed	Total
Houses	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Apartments	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Number of car-parking spaces to be provided		Existing: N/A	Proposed: N/A			Total: N/A	

13. Social Housing:

Please tick appropriate box:	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i>		X
<p>If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act.</p> <p>If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p> <p>If the answer to the above question is “no” by virtue of section 96 (13) of the Planning and Development Act 2000, details indicating the basis on which</p>		

section 96 (13) is considered to apply to the development should be submitted.

14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use (or previous use where retention permission is sought)
Mental Health Hospital Facility
Proposed use (or use it is proposed to retain)
Mental Health Hospital Facility
Nature and extent of any such proposed use (or use it is proposed to retain).
The proposal seeks permission for a 10-year period to redevelop the St. Edmundsbury Hospital site in Lucan with a new 214-bed mental health facility, including demolition of existing buildings, construction of new adult and adolescent units, refurbishment of protected structures, and associated landscaping, infrastructure, and public open space works. Please refer to the enclosed documentation for further information.

15. Development Details:

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?		X	
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?		X	
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			X
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994.			X
Does the application relate to work within or close to a European Site or a Natural Heritage Area?		X	
Does the development require the preparation of a Natura Impact Statement?			X
Does the proposed development require the preparation of an Environmental Impact Assessment Report?		X	
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			X
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license			X
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?			X
Do the Major Accident Regulations apply to the proposed development?			X
Does the application relate to a development in a Strategic Development Zone?			X
Does the proposed development involve the demolition of any habitable house?			X

16. Services:

Proposed Source of Water Supply:
Existing connection: <input checked="" type="checkbox"/> New Connection: <input type="checkbox"/> Public Mains: <input type="checkbox"/> Group Water Scheme: <input type="checkbox"/> Private Well: <input type="checkbox"/> Other (please specify): _____ Name of Group Water Scheme (where applicable): _____
Proposed Wastewater Management / Treatment:
Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/> Public Sewer: <input type="checkbox"/> Conventional septic tank system: <input type="checkbox"/> Other on site treatment system: <input type="checkbox"/> Please Specify: _____
Proposed Surface Water Disposal:
Public Sewer / Drain: <input checked="" type="checkbox"/> Soakpit: <input type="checkbox"/> Watercourse: <input type="checkbox"/> Other: <input checked="" type="checkbox"/> Please specify: SUDs also provided. Please refer to drainage details prepared by EGIS Consulting Engineers.

17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Copy of page(s) of relevant newspaper enclosed Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Irish Daily Star, 2 nd May 2026
Details of site notice, if any, - location and date of erection
Copy of site notice enclosed Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Details of other forms of public notification, if appropriate e.g. website
www.StPatricksLucanSID.ie
Public consultation events also held, please refer to Appendix A.

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Bord Pleanála
Schedule of any other pre application consultations – name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form.
Enclosed:
Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Please refer to Appendix A
Enclosed:
Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>

19. Confirmation Notice:


Copy of Confirmation Notice
Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application.

This is enclosed with the application accordingly.

20. Application Fee:

Fee Payable	€100,000
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I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Board in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Board.

Signed: (Applicant or Agent as appropriate)	
Date:	6 th May 2026

General Guidance Note:

The range and format of material required to be compiled / submitted with any application in respect of a proposed strategic infrastructure development shall generally accord with the requirements for a planning application as set out in the Planning and Development Regulations, 2001 to 2018 and those Regulations should therefore be consulted prior to submission of any application.

September 2018

Appendix A – Summary of Consultation

On the 26th of May 2023, statutory and non-statutory consultees were issued the EIAR Scoping Report via email and were asked to submit any comments, observations, or submissions in relation to the proposed scope and level of information to be included in the EIAR. The list of consultees who were sent a copy of the EIAR Scoping Report are:

- Department of Agriculture, Food, and Marine (DAFM)
- Department of Environment Climate and Communications (DECC)
- Department of Housing, Planning, and Local Government (DHPLG)
- Department of Transport, Tourism, and Sport (DTTS)
- Environmental Protection Agency (EPA)
- Geological Survey Ireland (GSI)
- Inland Fisheries Ireland (IFI)
- National Monuments Service (NMS)
- National Parks and Wildlife Service (NPWS)
- Office of Emergency Planning (OEP)
- Office of Public Works (OPW)
- Failte Ireland
- Transport Infrastructure Ireland (TII)
- Irish Water
- Health Service Executive (HSE)
- An Taisce-The national trust for Ireland (Local Association - Dublin South)
- Bat Conservation Ireland
- Birdwatch Ireland
- Coillte
- Irish Heritage Trust
- Irish Wildlife Trust
- Teagasc
- The Heritage Council
- Eastern and Midlands Regional Assembly
- Local Authority Waters Programme (LAWPRO)
- Irish Environmental Network
- Sustainable Water Network Ireland (SWAN)
- Dublin Fire Brigade
- South Dublin County Council (SDCC)

Statutory Consultation Responses to EIAR Scoping

Responses were received from the National Parks and Wildlife Service, National Monuments Service, Department of Environment Climate and Communications, Department of Housing, Planning and Local Government, Fáilte Ireland, Geological Survey Ireland, Inland Fisheries Ireland, Irish Water and Office of Public Works. Please refer to Section 1.5.2 of the enclosed Environmental Impact Assessment Report prepared by JBA Consulting for further information.

Public and Stakeholder Consultation

A public consultation event was held on 18 November 2025 at St Edmundsbury House, Lucan, to present the proposals for the development of a new Mental Health Hospital and associated facilities on the St Edmundsbury campus. The purpose of the consultation was to provide both public representatives and members of the community with a clear understanding of the project vision, its key components, and the planning process ahead. The event was structured in two parts: a dedicated session for public representatives from 3:00 pm to 4:00 pm, followed by a public session from 4:00 pm to 5:00 pm. This structure ensured that elected representatives had the opportunity for focused engagement before the wider public discussions commenced.

Public Representatives (3:00 pm – 4:00 pm)

Cllr Caroline Brady and Cllr Helen Farrell attended the initial briefing. Their attendance was welcomed as a vital part of maintaining open communication with elected officials.

Members of the Public (4:00 pm – 5:00 pm)

Interest from the local community was strong. A total of 50 individuals registered to attend the consultation, and a further 10-15 community members joined without registration. This level of engagement reflects the significance of the project for residents in the Lucan area.

In addition, Statutory Consultation is outlined in Section 1.5.4 and 1.5.5 of the enclosed Environmental Impact Assessment Report prepared by JBA Consulting for further information.

SDCC Consultation

A comprehensive consultation process has been undertaken by the Applicant and its design team with South Dublin County Council (SDCC) from May 2023 to March 2025 under S247 Ref. PP061/23. This process involved detailed engagement with the Planning Authority's planning, heritage, conservation, drainage, parks, and roads departments to resolve key issues in advance of the SID application. It also included site visits by Council representatives where required. Overall, all Council departments have expressed support for the proposed development and this was secured in advance of proceeding to consultation with ACP.

In particular, engagement with the Roads Department, as detailed further in the enclosed Egis submission, has led to agreement on the need for junction improvement works in response to existing traffic conditions. While these works will be brought forward separately by SDCC and/or Transport Infrastructure Ireland, the design and land requirements to accommodate them have been incorporated into the current proposal.